

Winhall Planning Commission
Bondville, Vermont 05340
Meeting minutes for Wednesday August 14, 2024

PRESENT: Tami Blanchard, Phil Fitzpatrick, Lucia Wing, Jeff Yates, Hannah Gianotti, Cheyanne Pugliese

ABSENT: Peter Strife, Cliff DesMarais

MEMBERS OF PUBLIC: Eric Richard, Bill Schwartz

CALL TO ORDER: Blanchard called the meeting to order at 5:30 PM.

PUBLIC COMMENTS: (None)

APPROVAL OF PAST MEETING MINUTES:

After review, the Planning Commission approved the meeting minutes of 7/16/24; *motion Yates; seconded by Fitzpatrick; unanimous.*

“DRAFT” STR ORDINANCE: WPC FINAL REVIEW:

The Planning Commission made its final review of the “draft” STR Ordinance before turning it over to the Selectboard for its review, approval, and ordinance protocol. The Selectboard would now be responsible for sending the Ordinance to the Town Attorney, making their changes, hiring GovOS and an STR Administrator. During its review, the WPC made minor typo corrections; added some language for clarification purposes; updated fire & safety links; made some adjustments to Section 400- “New Applications- Eight Occupants or Less;” discussed Section 401 relative to over (8) occupants and whether or not it should be allowed in commercial or transient lodging zones; discussed types of STR licenses, fees, and rental night limitations; and deleted some redundant & confusing paragraphs. The WPC also reviewed trash, noise, parking, lighting, occupancy, and leash law relative to dogs. The Board went thru the various types of violations, fees, and enforcement actions. Further discussion included addition of “clean slate” affidavits; putting a “sample application” on the website along with a Q&A section; and accessory dwelling units. Blanchard made the changes to the “draft” during the meeting and would email the document to the Selectboard the following day. The WPC thanked Bill Schwartz for his comments and input.

CAMPBELL 2-LOT SUBDIVISION:

The WPC reviewed the above Audrey & Dave Campbell 2-lot subdivision site plan located on Black Cherry Ridge Road in preparation for a Formal Sketch Plan Review scheduled for August 28th at 6:30 PM; discussion followed.

ZONING REPORT:

The Zoning Administrator reported she had issued (51) zoning permits to date for a variety of projects. Permits were ahead of last year.

MAIL & CORRESPONDENCE: (None)

As there was no further business to come before the Board, the meeting was adjourned at 7:35 PM; *motion by Yates; seconded by Fitzpatrick; unanimous.*

Lucia Wing

Lucia Wing, Secretary
Winhall Planning Commission

Tami Blanchard

8/28/24

For the Planning Commission

Date: